

Industrial/Office | For Lease

CBRE

Jessop Avenue Building

Industrial/Office Warehouse

303-305 Jessop Ave.
Saskatoon, SK
www.cbre.ca/saskatchewan

6,400 SF in Sutherland Neighbourhood



Commercial Building for Sublease

This property is located on Jessop Avenue within the Sutherland Business District, one of Saskatoon's best-established neighbourhoods.

Being just a few blocks off Central Avenue, Sutherland's primary arterial road, the property benefits from convenient access into and out of the area. Circle Drive is accessible within a 2-minute drive, providing an easy commute almost anywhere in the city. The area is also well-supported by public transit due to its proximity to the University of Saskatchewan about 3km away.

This building is 6,400 SF on a 0.61-acre site with 24% site coverage. Plenty of parking is available on-site, and the building is equipped with office HVAC. It is available for sublease with the term expiring October 31st, 2033.



\$16.00

Asking Net Rent PSF

\$5.35

Estimated Operating Cost

6,400 SF

Available Building Area

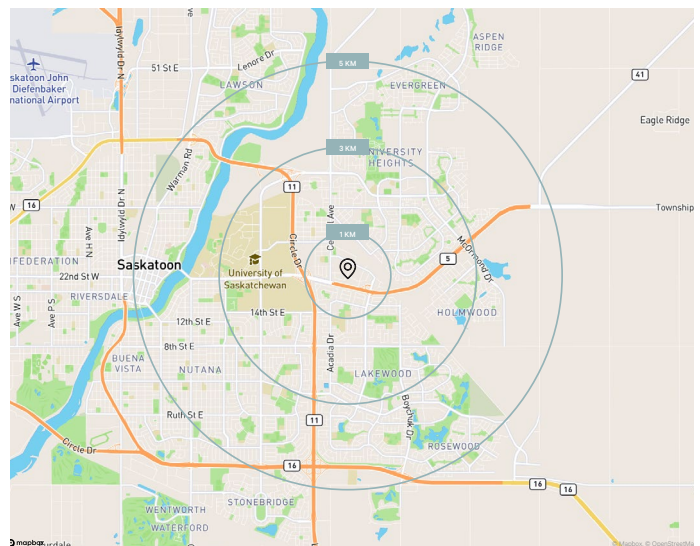
Location Overview

The Sutherland District is rich with various businesses and residential zones, making it a desirable location for office and industrial business operations.

In 2023, the population was estimated at **4,873** within 1km of the property, **57,967** within 3km, and **151,765** within 5km with an average **7.3%** growth rate from 2018-2023. Overall, Saskatoon is a rapidly-growing city and opportunities for businesses to operate within the primary business districts are harder to come by.

Property Details

- + Address
 - 303-305 Jessop Avenue,
Saskatoon, SK
- + Area Description
 - Sutherland Business District
- + Building Area
 - 6,400 SF
- + Office
 - Includes showroom &
reception area
- + Asking Net Rent
 - \$16.00 PSF
- + Est. Operating Cost
 - \$5.35
- + Zoning
 - IL1 – Light Industrial
- + Parking
 - Paved on-site
- + Headlease Expiry
 - October 31st, 2033
- + Compound
 - Fenced premises
- + Loading
 - 1 overhead door
- + Year Built
 - 1965
- + LL will consider headlease
for qualified groups



Contact Us

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